



**TOWN OF WILTON  
PLANNING BOARD MEETING  
DRAFT MINUTES**

**DATE:** October 19, 2016  
**TIME:** 7:30 PM  
**PLACE:** Wilton Town Hall Courtroom

**PRESENT:** Wilton Planning Board Members: Chairperson Jeff Kandt, Vice-Chairperson Sara Spittel, Tracey Ewing, Neil Faiman, Alec MacMartin, Matt Fish, Alternate Bart Hunter, Board of Selectman Kermit Williams, NRPC Representative Stephen Meno, Clerk Elizabeth Morison

**Present from Community:** Rev. Robin Lunn, Shayna Appel, Ledger Transcript Ashley Saari, Dawn Tuomala Monadnock Survey, Inc, John Haithcock, Lucas Turcotte, William Burleigh Asplundh Tree Service, Jessie Salisbury, Lorrie Tuthill, Art Tuthill, Ruth Smith, Chris Guida Fieldstone Land Consultants, PLLC.

**Public Hearing**

Chairperson Jeff Kandt opened the public Hearing at 7:35 PM.

*Public Hearing: PB SP03 0916 - Rev. Robin R. Lunn (applicant) and the Diocese of Manchester (owner) has submitted a Site Plan Review application to enable a proposed redevelopment of the historic church and rectory on Lot K-72, 47 Maple Street. Specifically proposed is a change of use from a church to a mix of uses (duplex residence, café, food pantry, co-working space, and event space) in the Residential District. The proposal includes off street parking, public water and sewer and an expansion of the existing building adding a new accessible entry way and vestibule.*

Rev. Robin Lunn requested a continuance.

*A MOTION was made by Mr. MacMartin and SECONDED to continue Case PB SP03 0916 – Lunn to the 3<sup>rd</sup> Wednesday in November – November 16, 2016.*

*Voting: 8 ayes, Motion carried.*

**Review 8/17/16 Minutes:**

Mr. MacMartin's name was removed from the Present list, he did not attend the meeting.

*A MOTION was made by Ms. Ewing and SECONDED by Mr. Fish to approve the 8/17/16 Minutes as amended.*

*Voting: 6 ayes, Motion carried*

*Abstained: Ms. Spittel, Mr. MacMartin – not present at 8/17/16 Meeting.*

**Review 9/21/16 Minutes:**

The Following changes were noted to the 9/21/16 Draft Minutes:

- Pg. 3, line 2 – Date corrected to October 19, 2016
- Pg. 4, line 15 – wording replaced working
- Pg. 4, line 19 – replaced proper spelling for MacMartin
- Pg. 4, line 31 – Mr. replaced Ms.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to approve the 9/21/16 Minutes as amended.*

*Voting: 6 ayes, Motion carried.*

*Abstained: Mr. Fish, Mr. Williams – not present at 9/21/16 Meeting.*

**Review 10/5/16 Minutes:**

The following changes were noted to the 10/5/16 Draft Minutes:

- Corrected spelling of Mr. Dailey
- Pg. 2, line 23 – addition of the word ratio
- Pg. 2, line 24 – addition of the word ratio
- Pg. 4, line 44 – Site Plan Regulation Sec. D 9.7, replaces RSA 9.7
- Pg. 5, line 2 - typo
- Pg. 5, line 8 – Ordinance replaces Regulation
- Pg. 5, line 30 – Correction of misspelt last name – Dailey
- Pg. 5, line 37 – Addition of lot #'s B-8, B-104, B-105, B-111 was added

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to approve the 10/5/16 Minutes as amended.*

*Voting: 7 ayes, Motion carried.*

*Abstained: Mr. Fish – not present at 10/5/16 Meeting.*

**Eversource Tree Trimming:**

*Continued Case: Eversource Tree Trimming – Eversource is planning to remove trees and brush adjacent to and beneath most of its power lines within the town of Wilton. According to Eversource records, show that Heald Rd, Kimball Hill Rd, King Brook Rd, Russell Hill Rd, Sand Hill Rd. Wilson Road have been designated as scenic roads by the town. Please consider this letter to be a request from Eversource for a public hearing for the trimming and removal of trees on these and any other scenic roads within the*

1 *proposed work area pursuant to RSA 231:158.*

2  
3 Dave Burleigh introduced himself as a representative from Asplundh Tree Service.  
4 Asplundh Tree Service has been contracted by Eversource to do the tree trimming/cutting  
5 work. Mr. Burleigh handed out a letter listing the list of trees to be cut. Letter indicates  
6 landowner's approval of trees to be cut. List indicates only two roads to have trees  
7 removed. Russell Hill Road and Wilson Road.

8  
9 Mr. Fish asked the question of who is responsible for the removal of the trees that have  
10 been cut. In response to the question, Mr. Burleigh stated that it is the homeowner's  
11 responsibility to remove tree debris.

12  
13 Ms. Spittel asked what is the trim zone? In response to the question, Mr. Burleigh stated  
14 that it is anything outside of the right away.

15  
16 *A MOTION was made by Mr. MacMartin and SECONDED by Ms. Ewing to approve tree*  
17 *work with written permission of consent from property owners on Russell Hill Road and*  
18 *Wilson Road.*

19  
20 *Voting: 8 ayes, Motion Carried.*

21  
22 **Continued Case: Benoit**

23  
24 *Continued Case: **PB SP02 0816 – Benoit***

25 *Mr. Benoit of Wilton Attic Finds (J-58) would like to expand into the lower level of the*  
26 *current business facility. Case has been conditionally approved.*

27  
28 *A MOTION was made by Ms. Ewing and SECONDED by Mr. Faiman to continue case to*  
29 *Planning Board meeting on Wednesday November 16, 2016.*

30  
31 *Voting: 8 ayes, Motion carried.*

32  
33 **Continued Case: Haithcock:**

34  
35 *Continued Case: **PB-SD05-0816 - Haithcock***

36 *An application by John Haithcock to subdivide the H-94 into two residential lots on*  
37 *Mason Road. The zoning of the lot is Residential and Agricultural and the lot is outside*  
38 *the Wellhead Protection Area. The current lot is 4.778 acres and the proposed lots*  
39 *would be H-94 = 2.573 acres and H-94-1 = 2.204 acres.*

40  
41 Chris Guida, Fieldstone Land Consultants PLLC, is representing John Haithcock.

42  
43 Mr. Guida read letter from Steve Elliott, Wilton P.D.W. Director. Letter states that  
44 existing driveway (curbcut) currently being used for lot H-94 does meet sight distance  
45 guidelines, but only by a narrow margin. Letter will be placed in file.

1 Mr. Guida stated that he has met with the Fire Department Chief. Mr. Guida reviewed  
2 letter of summary of meeting with Ray Dick, Chief, Wilton Fire Department that took  
3 place on October 6, 2016. Letter will be placed in file. Mr. Guida stated that the Fire  
4 Chief does not have letter prepared for this evening, but that he can be reached by phone  
5 this evening with any questions that the Board may have.

6  
7 Mr. Guida stated that the storage hut has been removed and Quonset Hut has been  
8 removed.

9  
10 The Board reviewed the Mason Road Driveway and discussed if the landowners across  
11 from driveway should be noticed. The landowners in question are: C & C  
12 VonRecklinghausen, lot H-92 and Donald L. Sargent lot H-91. The Board reviewed RSA  
13 676: 4 and determined that they did not need to be noticed, because they are not direct  
14 abutters. The Board did acknowledge that it would be courteous to notice and if re-  
15 noticed who would absorb cost?

16  
17 Lorrie Tuthill, abutter 1001 Mason Road, expressed her opinion that the house should be  
18 built at bottom of the hill.

19  
20 Art Tuthill, abutter 1001 Mason Road, vocalized his concern about material getting  
21 washed down driveway and recommended using recycled asphalt.

22  
23 Mr. Kandt acknowledged abutters' concerns and suggested they discuss with Mr.  
24 Haithcock off line.

25  
26 Board determined the following:

- 27 • Road Agent letter needed
- 28 • Fire chief letter needed

29  
30 *A MOTION was made by Ms. Ewing and SECONDED by Mr. MacMartin to continue*  
31 *Hearing – PB-SD05-0816 – Haithcock to Planning Board Meeting November 16, 2016.*

32  
33 *Voting: 8 ayes, Motion carried.*

34  
35  
36 **Note:**

37  
38 Ms. Spittel brought to Mr. Williams, Board of Selectman, attention that this is the second  
39 time applications are being held up by Fire chief.

40  
41  
42 **Dawn Tuomala, questions about Quinn Excavations and Current Use:**

43  
44 Ms. Tuomala is representing Mr. Quinn. Ms. Tuomala handed out site plan and reviewed  
45 lots B-8, B-104, B-105, B-111. Ms. Tuomala stated that site walk had been done on  
46 Sunday. Neil Faiman, Bart Hunter, Mr. Quinn and Ms. Tuomala attended. Mr. Quinn is

1 not present tonight due to a cold caused by how cold and raw it was when attending site  
2 walk. Ms. Tuomala presented letter from Todd Haywood-Assessor. Memo states that  
3 Lots B-8, B-104, B-105, B111 are in compliance with RSA-155E. Memo will be placed  
4 in file.

5  
6 Mr. Hunter noted that he saw pretty conservation land at site walk. Mr. Hunter further  
7 stated that pioneer species moving in and land is going back to what was there before.  
8 Mr. Hunter noted he saw a family of otters, too.

9  
10 Mr. Faiman stated that the land seems to be going back to nature on its own.

11  
12 Board determined that memo needs to specify E.5.

13  
14 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to authorize*  
15 *Mr. Kandt to add RSA-155E.5 to Assessor Memo.*

16  
17 *Voting: 8 ayes, Motion carried*

18  
19 Mr. Kandt signed Memo and added RSA-155E.5.

20  
21  
22 **Master Plan Update:**

23  
24 *Mr. MacMartin left the building 8:54 P.M.*

25  
26 *A MOTION was made by Ms. Ewing and SECONDED by Ms. Spittel to have a hearing to*  
27 *update Master Plan Chapters - Town Facilities and Natural Resources at 7:15 P.M. on*  
28 *November 2, 2016.*

29  
30 *Voting: 7 ayes, Motion Carried.*

31  
32 **Building Fee:**

33  
34 *A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to have a hearing to*  
35 *update the Building Fee Schedule at 7:30 P.M. on November 2, 2016.*

36  
37 *Voting: 7 ayes, Motion Carried.*

38  
39  
40 **Other Business:**

41  
42 Mr. Kandt announced the hiring of Susan Pliner as the new Planning Board Secretary.  
43 Mr. Kandt thanked Ms. Morison for her time.

1 *A MOTION was made by Mr. Williams and SECONDED by Ms. Spittel to adjourn the*  
2 *meeting.*

3 *Voting: 7 ayes. Motion carried.*  
4

5 Chairperson Kandt declared the meeting adjourned at 8:57 PM.  
6

7 Respectfully Submitted,  
8 Elizabeth Morison  
9 Secretary  
10  
11